

# BATCH VALLEY DESIGN

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## Planning, Design & Access Statement

September 2021

### Proposed Erection of a Detached Residential House Following the Demolition of the Existing Dwelling.

Evenwood Cottage  
Evenwood  
Cound  
Shrewsbury  
SY5 6BE



Agent:

Simon White, Batch Valley Design Limited

Applicants:

Mr and Mrs Jones

## **PROPOSAL**

The proposal is to erect a new dwelling to replace the current dwelling.

Original discussions with the clients were based around improving and extending the current property but, as costs and client requirements were explored, it was decided that it would be more effective, both ecologically and economically, to replace the cottage, whilst retaining the existing annex building to the rear of the existing dwelling which is currently joined by a glass link.

The cottage has been extended previously in a haphazard manner, which means aesthetically it is not very attractive. Thermally the building performs very badly due to its age, lack of insulation, damp issues and years of poor maintenance work and substandard fenestration replacements. The heating and electrics within the existing building are also in poor working order and in desperate need of an overhaul.

The idea of a replacement new build was not explored in the early part of the design process. From the outset all involved looked at a renovation/extension of the existing building. The design of which can be seen on drawings 600.02draft, 600.03draft and 600.04draft. This would still be an option for the applicants should they not gain approval for a replacement new build.

The proposed build works to the existing part of the dwelling along with the extension works were estimated to cost in the region of [REDACTED] [REDACTED] which would not be a viable option.

The proposed replacement dwelling estimated build cost is [REDACTED]

The significantly lower build cost and the opportunity to build a far more efficient building meant that the new build became the preferred option. It is in fact the better option on all levels when considering the following points:

- Cheaper build cost
- Thermally more efficient dwelling due to high thermal level build spec
- Opportunity to install latest renewable heating technologies
- Opportunity to build at a raised level to counter current surface water run off issues that are causing significant damp issues to the existing dwelling which will continue to worsen as climate change accelerates

- Lower carbon 'footprint' when comparing to that of the proposed extension to the existing build and the proposed re-use of materials following demolition
- Improved aesthetics
- Building functionality



Photos above showing storm water at entrance level.

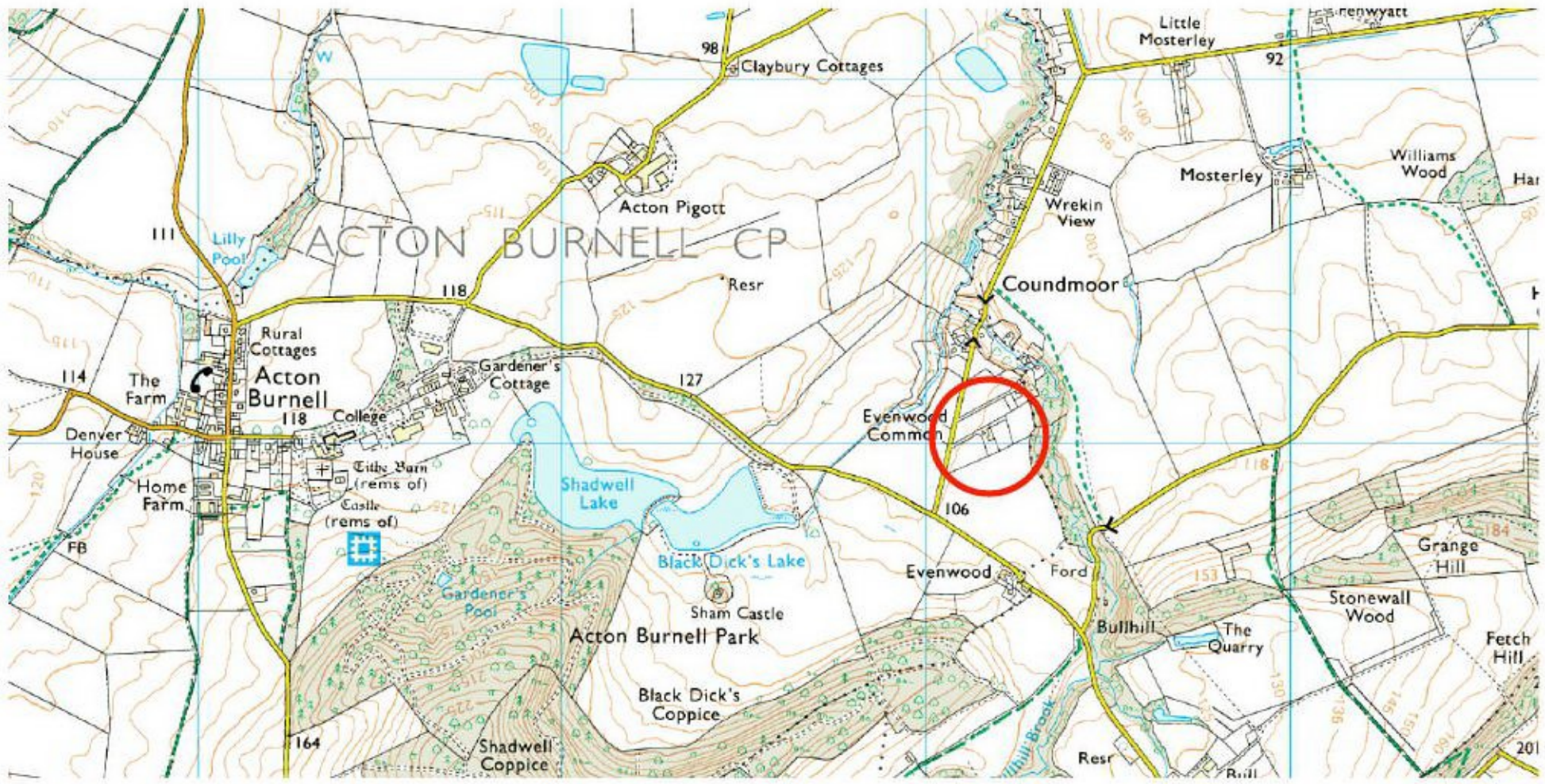
It must also be noted that when considering the 'carbon footprint' of the two approaches (new build or extension/renovation) the construction program is much shorter when building a replacement dwelling because labour time is far less. This is one of the reasons why the build costs are so different. This means that far fewer journeys to and from the site by tradesmen and delivery lorries are required.

Re-using the existing building materials in the re-build also helps to lower the 'carbon footprint' of the new build project. Materials that are carefully salvaged and in good condition can be re-used and the materials that are in poor condition can be used for sub floor infill and drainage fill.

This is not the case with renovation work where materials that are in poor condition are generally removed and replaced with new imported materials so there is little

advantage in renovation over new build when dealing with a building in such poor condition.

## SITE LOCATION



Evenwood Cottage is situated in the hamlet of Evenwood near Cound Moor, a rural Parish which lies 11 kilometres south-east of Shrewsbury.

Evenwood is a small area of the Acton Burnell Parish. The area is therefore very rural and properties have generous space around them. Most properties are detached and architecturally very varied.

The most important building in Cound is Cound Hall, a baroque country mansion with a long history, which lies approximately four kilometres from Evenwood. Despite efforts to raise funds to restore it, in the latter part of the 20th century it fell into disrepair. Its fortunes changed in 2008. In the grounds to the east of the estate, a new, gated housing development was created, the completion of which allowed the Hall to be restored.

Subsequently further new developments were permitted within the Hall's estate.

The current proposal is very much in keeping with these developments, both in approach and value. It will reflect and build upon the style and quality of these similar developments.

The site of the cottage is a generous plot, set well back from the lane, with no immediate neighbours. It is surrounded by fields and woodland. The front is gated and hedged, allowing only a glimpse of the house from the road.

## **PLANNING POLICY FRAMEWORK**

There are two Shropshire county Development Plan Documents particularly relevant to the determination of this application:

- 1 Core Strategy 2006 - 2026 (adopted 2011)
- 2 Site Allocations and Management of Development (SAMDev) 2006-2026

Furthermore, the national context offers strategic guidance for this planning application:

- 3 National Planning Policy Guidance (NPPG) 2017 revised 2021

To address the local development plans first;

### **1 Core Strategy**

- *There is currently very little exploitation of renewable energy resources within Shropshire with around 1% of energy produced from renewables. Increasing the supply of energy from renewables is important in relation to ensuring sustainable energy production now, and in the future;*

This dwelling will implement a renewable energy system, bringing it into best practice in this field.

- *Good design should contribute to the character and local distinctiveness of places and sit appropriately within existing surroundings.*

This building will enhance the local area and the immediate environs and will be more attractive, more energy efficient and more functional than the present habitation. The front elevation, which may be glimpsed from the road, includes an attractive beamed and gabled porch, and is of a balanced and symmetrical design.

## **2 SAMDev**

The Site Allocations and Management of Development paper (SAMDev, adopted by Shropshire Council, December 2015 ref MD2) states that for a development proposal to be considered acceptable it is required to:

- *Respond positively to local design aspirations, wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans.*

This proposed dwelling aligns visually with the newly developed housing estates and one-off residences in the immediate local area and wider Shropshire rural environment.

- *Further to Policy CS6, for a development proposal to be considered acceptable it is required to:*

*Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style.*

This proposed development incorporates aesthetically pleasing contemporary design including use of sustainable wood exterior panelling, a recessed and beamed porch, reused stone, large windows and viewing balcony.

- *Incorporate Sustainable Drainage techniques, in accordance with Policy CS18, as an integral part of design and apply the requirements of the SuDS handbook as set out in the Local Flood Risk Management Strategy.*

The house has been designed with a conscious focus on efficient and environmentally sensitive drainage and flood management with new soakaways and rainwater harvesting in mind. The building is close to several waterways and is more likely to suffer from flooding if renovation and rebuild are not carried out, see earlier photos. In the winter months the building can be surrounded by pooled storm water for several weeks at a time with water ingress already causing significant damage as a result.

SAMdev's Core Strategy Policy CS6

- *establishes the overarching aim that new development will be designed to a high quality using sustainable design principles. Achieving high quality sustainable design is a key planning objective which applies to all new development including alterations, extensions, conversions and replacements of existing buildings...*

This building will be of high quality, both in design and in material used in construction. The clients have extensively researched the local area to view properties of the kind they aspire to build and this has been reflected in the design of the proposed dwelling.

The National Perspective offers an overarching context to these local documents.

### **3 National Planning Policy Guidance (NPPG) (2017, revised 2021)**

The most relevant part of this document is section 12 / 126

- *The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*

This proposed building matches the requirements of high quality, beautiful and sustainable buildings.

Section 15 / 179

- *Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity*

This development will undertake assessment of any native wildlife and ensure it is protected and, where possible, the habitat enhanced.

### **DEVELOPMENT PLAN CONSIDERATIONS**

As iterated above, this proposal supports the ethos and guidance outlined in local and national planning documentation. There is nothing in conflict with these frameworks and indeed this proposal intends to demonstrate best practice in reuse of mineral materials and resources wherever possible. A sensitive approach to local environment and wildlife has been requested by the clients and will be incorporated into the design management process.

### **SUSTAINABILTY CONSIDERATIONS**

Sustainability and reuse are at the heart of this proposal. The new house will incorporate modern, effective energy consumption systems, high performance insulation and, most importantly, will reuse as many of the demolished materials as possible.

There is an existing single storey annex to the rear of the cottage which is to be retained.

The hamlets of Cound are situated close to several small brooks and two small lakes and are close to a flood plain. Therefore, the floor of the proposed dwelling, which is currently lower, will be raised to same as that of the annex. This will mitigate the effects of water ingress. Recent heavy rain and the ever-worsening effects of climate change make this essential.

### **AMOUNT**



The proposal will provide one improved dwelling and retain the existing separate annex building.

### **DRAINAGE**

A new package treatment plant is currently being installed because the existing system is in poor working order and continually backs up in periods of heavy rain. The new system will cater for 16 people with its clean effluent discharge being taken to the stream to the east. Permission from the landowner has been granted.

To avoid further backing up issues/storm water issues the new system is being installed at higher level. If the new dwelling is allowed, it will tie in with the installation levels. If the existing dwelling remains the foul water will be pumped to the new treatment plant.

### **ACCESS**

The current property is accessed via a long drive through fields. The proposed dwelling will retain this access and create a more imposing and pleasing view. There is ample space for vehicles to enter and leave the drive and there is very little traffic on this quiet, rural by-way.

### **CONCLUSION**

This proposal will create an attractive, modern, sustainable and energy efficient home to replace an old cottage which would otherwise require extensive and expensive renovation to bring it up to modern standards.

The design is in keeping with developments locally and will be sensitive to environmental and ecological requirements.